

JAMES NEAVE
THE ESTATE AGENTS

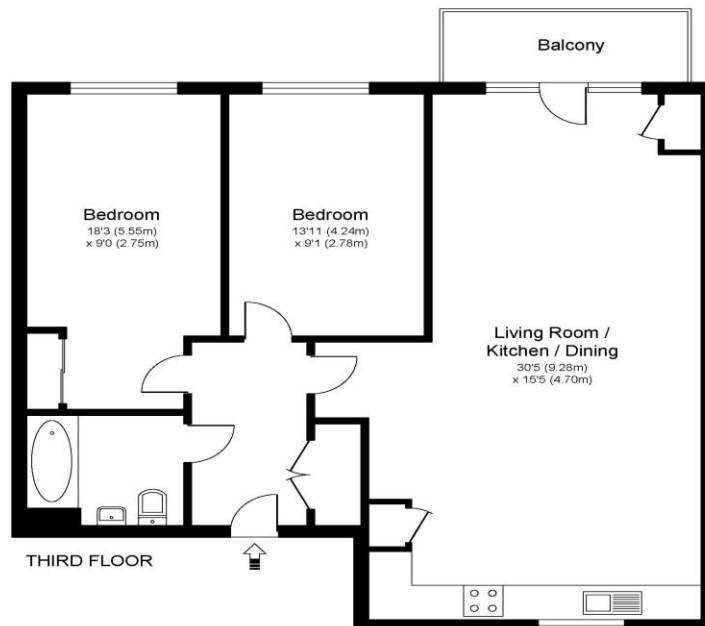


Flat 15, 1 Alderson Grove Walton-On-Thames Surrey KT12 5EG

£395,000



ALDERSON GROVE, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 80 m sq / 864 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Welcome to this stylish two-bedroom apartment in a contemporary development in Hersham, Walton-on-Thames. Upon entering, you'll immediately appreciate the bright and airy feel, with a neutral tone and plenty of natural light flowing throughout. The heart of the home is the spacious open-plan living area, which seamlessly connects to a sleek kitchen, making it the perfect space for unwinding or hosting friends. Step out onto the south-facing balcony to enjoy your private outdoor sanctuary—a true rarity. Both bedrooms are a good size, with the main bedroom featuring convenient built-in wardrobes. The building itself is modern and immaculately kept, offering a secure entry system and access to a residents' car park with two allocated spaces, plus visitor bays. Practical additions like communal EV charging points and a communal bike store are also available. This apartment boasts a prime location, placing you within easy reach of local shops and amenities. For commuters, the mainline station is nearby, offering a rapid train service directly into London Waterloo. The home benefits from gas central heating and double glazing, along with an excellent EPC Rating B.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.